

COUNTY OF YORK

MEMORANDUM

DATE: March 29, 2002 (BOS Mtg. 4/16/02)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. YVA-12-01, John and Twyla Oppenhuizen

ISSUE

The applicants have submitted a request for construction of an accessory detached garage and carport on property located at 108 Church Street in Yorktown. The property is classified YVA-Yorktown Village Activity District. Pursuant to Section 24.1-327(b)(3) of the Zoning Ordinance, the proposed construction of structures that are accessory to single family residential uses may be approved by the Board of Supervisors by resolution without public hearing and without referral to the Planning Commission.

CONSIDERATIONS

1. The applicant's proposal involves the construction of a new 432-square foot detached two-car garage with an attached 216 square foot carport. An outdoor deck would be built on top of the carport roof and a second level storage area will be accessible from this deck. The proposed expansion would add 648 square feet of floor area/roofed area, which represents an increase in lot coverage of approximately 48%. The principal dwelling and existing detached shed cover approximately 1,344 square feet (11.3%) of the 11,022 square foot lot. With the existing and proposed structures, total lot coverage would be approximately 17.2%.
2. The subject parcel is located at 108 Church Street across from Grace Episcopal Church and abuts the Duke of York Motel to the north, the York Hall parking lot to the west, and a single-family detached home to the south. The garage and carport would be located to the left rear corner of the property with proposed side and rear setbacks of at least five (5) feet, as required by the YVA regulations. The site already has a 100-square foot shed located to the right rear of the property.
3. The proposed garage is a traditional design with horizontal wood siding. The garage design is also consistent and compatible with the character of the existing residence on the property as well as accessory structures located on other residential properties in the Yorktown village.

RECOMMENDATION

I recommend that the applicant's request be approved through the adoption of proposed Resolution R02-80.

Carter/3337

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Attachments

?? Vicinity Map

?? Plat of property

?? Rendering of proposed garage

?? Proposed Resolution No. R02-80